

Table C
Planned and Proposed Resort Hotel and Condominium Projects ¹

Location Project Name Landowner or Developer	GP Designation Zoning	Acreage	Approximate Allowable Density	Estimated Additional Units ²	Comments: Constraints, Permits Needed
PLANNED PROJECTS WITH ZONING AND PREVIOUSLY APPROVED PERMITS					
Princeville – Phase 1 Bali Hai Villas	Resort R-15	23.3 acres	350 units	210 units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Permits (SMA & Class IV) approved in December 1990 ▪ Not owned by Princeville Development Corporation ▪ Total project is approved for 257 units, 47 units have been built to date ▪ Private water and sewer systems already built
Princeville – Phase 1 Shearwater	Resort R-10/O	3.6 acres	35 units	20 units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Not owned by Princeville Development Corporation ▪ Total project is for 36 units, 19 units have been built to date ▪ Private water and sewer systems already built
Waipouli Niu Pia Farms	Resort RR-20/O	10.0 acres	310 hotel units or 160 MF units	300 hotel units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Permits (SMA & Class IV) approved in May 1978 and June 1988 ▪ No major resort property built in Wailua-Kapaa since 1980 ▪ Developer is inactive; landowner is taking legal action to terminate previous development agreement.
Waipouli Niu Pia Farms	Resort RR-20/O	10.8 acres	390 hotel units or 190 MF units	390 hotel units	
Waipouli Niu Pia Farms	Resort RR-20/O	11.8 acres	370 hotel units or 180 MF units	240 apt/hotel units	

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² "Estimated Additional Units" based on current or past proposals.

Source: Kauai Planning Department; and landowners and developers.

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Waipouli Royal Plantation Garden by the Sea Bernice Bisbee etal.	Resort R-20	6.7 acres	130 MF units	100 MF units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Permits (SMA & Class IV) approved in January 1979
Nawiliwili Running Waters Shinwa	Resort RR-20/O	n.a.	750 hotel units or 380 MF units	400 hotel units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ SMA permit approved in 1986 ▪ Lack of water supply and sewer capacity
PLANNED PROJECTS WITH ZONING ONLY (NO PERMITS)					
Princeville – Phase 1 Hanalei Plantation/ Moody Property Princeville Dev. Corp.	Resort RR-10/O/C	63.3 acres	800 hotel units or 400 MF units	250 units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Properties to be developed as one project, with a combined RR-10 area of approximately 40 acres ▪ SMA permit required ▪ Hanalei Plantation Road will have to be improved ▪ Private water and sewer systems already built
Princeville – Phase 1 Anderson Property Princeville Dev. Corp.	Resort R-20	2.4 acres	50 MF units	45 MF units	<ul style="list-style-type: none"> ▪ Potential resort or residential use ▪ MF condominium project planned ▪ Private water and sewer systems already built
Princeville – Phase 1 Lot 25 Princeville Dev. Corp.	Resort RR-20/O	18.5 acres	740 hotel units or 370 MF units	370 MF units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Could be hotel or MF condominium project ▪ SMA line is along edge of property ▪ This site zoned from the beginning of Phase 1 ▪ Private water and sewer systems already built

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Princeville – Phase 1 Diamond West	Resort R-15	5.7 acres	85 units	85 units	<ul style="list-style-type: none"> ▪ Potential resort or residential use ▪ Not owned by Princeville Development Corporation; owner's intentions not known ▪ Private water and sewer systems already built
Princeville – Phase 1 Lot 7 (Pepelani Loop)	Resort R-15	10.1 acres	150 units	150 units	
Princeville – Phase 1 Pukana La	Resort R-15	7.6 acres	110 units	110 units	
Wailua Coco Palms Resort Hotel	Resort RR-20	n.a.	n.a.	350 units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Originally had 350 hotel units ▪ Hurricane damage; needs to be rebuilt to meet flood regulations
Waipouli Niu Pia Farms	Resort RR-20/O	12.7 acres	130 MF units	130 MF units	<ul style="list-style-type: none"> ▪ Potential resort or residential use ▪ SMA permit required ▪ No beach frontage ▪ Undeveloped for many years
Poipu Poipu Beach Hotel	Resort RR-20/O	3.0 acres	n.a.	129 units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Hurricane repairs needed
Poipu Marriott's Waiohai Beach Club	Resort RR-20/O	12.4 acres	n.a.	230 timeshare units 7 hotel units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Original site of Waiohai Beach Resort (438 hotel units) ▪ Being purchased by Marriott for conversion to timeshare units ▪ Hurricane repairs needed

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Koloa-Poipu Kukuiula Alexander & Baldwin	Urban Residential / Resort	97.0 acres	n.a.	800 MF units 500 timeshare units 200 hotel units	<ul style="list-style-type: none"> ▪ MF units have potential for resort or residential use ▪ Private wastewater plant already built
Poipu Knudsen Trust	Resort RR-20/O	9.7 acres	300 hotel units or 150 MF units	150 MF units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ SMA permit required ▪ Water and sewer systems need to be expanded
Poipu Paper Subdivision Knudsen Trust	Resort R-20	≈ 18.8 acres	300 MF units	300 MF units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ SMA permit required ▪ Water and sewer systems need to be expanded
Poipu Kiahuna Golf Village Knudsen Trust / Sports Shinko	Resort R-10 / R-20	62.6 acres	700 MF units	700 MF units	<ul style="list-style-type: none"> ▪ Potential resort or residential use ▪ Permit for 200 units approved in 1980
Waimea Waimea Plantation Cottages Kikiaola Land Company	Urban Residential Project Develop. District	42.0 acres	Depends on Project Development District Master Plan	100 units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ 48 units have been built to date ▪ SMA permit required ▪ Sewer and water facilities needed ▪ Only area that has zoning that could facilitate hotel development ▪ Master Plan approval determines use(s), standards, and density

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PLANNED PROJECTS ON GENERAL PLAN MAP ONLY (NO ZONING OR PERMITS)					
Princeville – Phase 2 Central Plateau Princeville Dev. Corp.	Resort Open/Agr.	47.0 acres	n.a.	430 MF units	<ul style="list-style-type: none"> ▪ Potential resort or residential use ▪ Will apply for RR-10 zoning ▪ Expansion of private water and sewer facilities needed ▪ Long build-out period
Nukolii Haseko Corporation	Resort Open/Agr.	34.0 acres	n.a.	n.a.	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ About 2-3 acres in “Open” ▪ Expansion of Nukolii Resort ▪ Propose RR-20 zoning, with a total allowable density of 680 multi-family units or 1,360 hotel units ▪ Needs State Land Use Commission re-districting to Urban
Waimea Kikiaola Land Company	Urban Res. Agriculture	n.a.	Depends on Project Development District Master Plan	250 units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Expansion of Waimea Plantation Cottages; Conference Center & Inn ▪ Need to expand existing Project Development District zoning ▪ SMA permit required ▪ Sewer and water facilities needed ▪ Potential expansion of Kikiaola Harbor and support facilities

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Makaweli Resort Area #1: Kapalawai Robinson Family	Open Open	170.0 acres	n.a.	250 hotel units	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Needs sewer facilities ▪ Development along shoreline ▪ Groundwater sources available
PROPOSED PROJECTS (NOT ON GENERAL PLAN MAP)					
Poipu-Mahaulepu Resort Area – West Grove Farm	Open Agriculture	n.a.	n.a.	Not determined	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Needs water and sewer facilities ▪ Proposal would preserve dune area along the shoreline
Poipu-Mahaulepu Resort Area – Central Grove Farm	Agr./Open Agriculture	n.a.	n.a.	Not determined	
Poipu-Mahaulepu Resort Area – East Grove Farm	Agr./Open Agriculture	n.a.	n.a.	Not determined	
Makaweli Resort Area #2: Pakala Robinson Family	Agr./Open Agriculture	55.0 acres	n.a.	Not determined	<ul style="list-style-type: none"> ▪ Planned for resort use ▪ Needs sewer facilities
Makaweli Resort Area #3: Kaluapuhi Robinson Family	Agriculture Agriculture	220.0 acres	n.a.	Not determined	<ul style="list-style-type: none"> ▪ Development along shoreline ▪ Groundwater sources available

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